



Town of Lexington - FY 2018-FY 2022 Capital Improvement Projects

Project Name: Munroe School Window Study

Date: 26-Oct-15

Project ID Number: 1009

Revision Date: 29-Sep-16

Submitted By: Shawn Newell/Pat Goddard

Department: Public Facilities

Priority: 0

First Year Submission? ☐ **Phone #:** 781-274-8958

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Description of Project:

An FY17 appropriation allowed for funds to carry out a study for the purpose of producing recommendations and costs estimates for the replacement or functional restoration of all windows at Munroe School. The FY2018 request for funding the restoration of windows at the Munroe School was studied and estimated by Colin Smith Architecture. The project cost outlined below are for restoration of the current windows.

Justification/Benefit:

The 117 windows at the Munroe School are believed to be original to the 110 year old building, or at least to the time of its 1915 addition. The windows are in poor condition and air infiltration makes the building uncomfortable in the colder months and decreases the buildings energy efficiency.

Impact if not completed:

If the project is not completed and recommendation developed for consideration, the opportunity to restore or replace the windows will be deferred and the windows will continue to be difficult to operate and perform poorly during the winter months.

Timeframe:

One year

Replace. Freq:

0 Years

Stakeholders:

Munroe Center for the Arts, Lexington Friends of the Arts, Lexington community

Operating Budget Impact:

Cost Analysis:

Funding Source: ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

1009	2018	2019	2020	2021	2022	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Construction	\$600,000	\$0	\$0	\$0	\$0	\$600,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Totals	\$720,000	\$0	\$0	\$0	\$0	\$720,000
CPA Amt. Req.	\$720,000	\$0	\$0	\$0	\$0	\$0

CPA Purpose
<input type="radio"/> Open Space
<input type="radio"/> Recreation
<input checked="" type="radio"/> Historic
<input type="radio"/> Housing

Basis of Cost Projection:

Estimate from the Department of Public Facilities based on similar work.

Munroe Window Study- Opinion of Costs
10/20/16 DRAFT

ELEMENT	RESTORATION		REPLACEMENT (Mahogany Sashes)	
	Cost	Notes	Cost	Notes
Site & Room Protection	\$ 5,000.00		\$ 5,000.00	
Disposal Fees and Dumpster Rentals	\$ 12,300.00	storms only	\$ 24,600.00	storms & windows
Misc. Carpentry Repair	\$ 5,000.00		\$ 5,000.00	
Realignment of frame to square up replacements	\$ -	NA	\$ 12,177.00	assumes 1/3 openings
Storm Window Installation	\$ 95,940.00		\$ -	NA
Insulate Pockets	\$ 6,150.00	upper sash only	\$ 9,225.00	both sashes
Caulking & Sealants	\$ 3,690.00		\$ 3,690.00	
Scrape & Paint Exterior Trim	\$ -	included in unit rest.	\$ 24,600.00	
Surface prep and painting of steel lintels	\$ 18,450.00		\$ 18,450.00	
Window Unit	\$ 309,960.00	Window Woman w/ P.W.	\$ 423,018.00	JB Sash
Window Prototype	\$ 2,750.00	recommended	\$ 2,485.00	recommended
FF&E Relocation or Storage	\$ -	school cost	\$ -	school cost
Remove/Relocate Mech. Vents	\$ 5,000.00	allowance	\$ 5,000.00	allowance
Relocate Electrical Conduits	\$ 7,500.00	allowance	\$ 7,500.00	allowance
Masonry Cutting (associated with mechanical work)	\$ 5,000.00	allowance	\$ 5,000.00	allowance
Plaster Cutting & Patching	\$ 5,000.00	allowance	\$ 5,000.00	allowance
Temp. Remove Plumbing	\$ 5,000.00	allowance	\$ 5,000.00	allowance
Temp. Remove Framed Walls or Panels	\$ 2,500.00	allowance	\$ 2,500.00	allowance
Temp. Remove Ceilings	\$ 2,000.00	allowance	\$ 2,000.00	allowance
Temp. Remove Metal Window Grates	\$ 1,500.00	allowance	\$ 1,500.00	allowance
Subtotal	\$ 492,740.00		\$ 561,745.00	
DIRECT COST MARKUPS & CONTINGENCIES				
General Conditions, General Requirements, Insurance & Fees	\$ -	NA (included in above)	\$ -	NA (included in above)
Price & Design Contingency	\$ 24,637.00	5.0%	\$ 28,087.25	5.0%
Escalation Contingency	\$ 17,245.90	3.50%	\$ 17,245.90	3.50%
Construction Change Order Contingency	\$ 534,622.90		\$ 607,078.15	
Total Estimated Construction Contract	\$ 561,354.05	5.0%	\$ 30,353.91	5.0%
			\$ 637,432.06	
SOFT COSTS				
Bidding & CA	\$ 17,851.06		\$ 17,851.06	
HARD & SOFT COST				
Project Contingency	\$ 28,960.26	5.0%	\$ 32,764.16	5.0%
ESTIMATED TOTAL PROJECT COST	\$ 608,165.36	Restoration	\$ 688,047.27	Replacement